

Somerville High School Building Committee Info Session Notes

PROJECT: Somerville HS Project
LOCATION: Gallery 81

MEETING DATE: February 15, 2018

ATTENDEES: *(Absent in Italics)*

<u>Bldg. Cmte:</u>	<input type="checkbox"/> Mayor Curtatone (JC) <input type="checkbox"/> Mary Skipper (MS) <input type="checkbox"/> Alumdena Abeyta (AA) <input type="checkbox"/> Adda Santos(AS) <input type="checkbox"/> Sebastian LaGambina (SL)	<input type="checkbox"/> Tony Pierantozzi (TP) <input type="checkbox"/> Stan Koty (SK) <input type="checkbox"/> Tom Bent (TB) <input type="checkbox"/> Mary-Jo Rossetti (MJR) <input type="checkbox"/> Carrie Normand (CN)	<input type="checkbox"/> Tony Ciccariello (TC) <input type="checkbox"/> Max Nadeau(MN) <input type="checkbox"/> Nelia Braga (NB) <input type="checkbox"/> Leo DeSimone (LD)	<input type="checkbox"/> Rob King (RK) <input type="checkbox"/> Ed Bean (EB)
<u>PMA:</u>	<input type="checkbox"/> Anthony Lopresti	<input type="checkbox"/> Chad Crittenden	<input type="checkbox"/> Sean Burke	<input type="checkbox"/> Walter Hartley
<u>SMMA:</u>	<input type="checkbox"/> Alex Pitkin	<input type="checkbox"/> Lorraine Finnegan	<input type="checkbox"/> Matt Rice	<input type="checkbox"/> Erin Prestileo
	<input type="checkbox"/> Tony Iacovino	<input type="checkbox"/> Peter Lukaic		
<u>Suffolk:</u>	<input type="checkbox"/> Chris Walenton	<input type="checkbox"/> Doreen Crowley	<input type="checkbox"/> Dave Slomski	
<u>Others:</u>	<input type="checkbox"/> SEE ATTACHED SIGN-IN SHEET			

Meeting called to order by Chair Tony Pierantozzi at 5:32 PM.

Motion to approve minutes of the Jan 22, 2017 meeting **M:MJR S:RK D:None V:8-0-0**

General

Item	Responsible	Due	Notes
9/09:01	SBC		<p>General Update: TP gave an overview of the meeting agenda.</p> <p>LD: stated that there is a conflict with the May 14th BC meeting and the CTE banquet. The May 14th meeting will be rescheduled to May 15th at 4:30PM.</p> <p>After a lengthy budget reconciliation meeting, we are close enough to on budget that no VE is required.</p> <p>The drawings are a few items short of 90% but we are comfortable that the drawings will be appropriately progressed by 90% submission. Both estimates are under budget and within 175k.</p> <p>We have an MSBA/DESE meeting scheduled on Thursday. This is to review the Chapter 74 spaces and layouts with MSBA and DESE. We believe this to be an informational meeting, no issues are anticipated.</p>
9/09:01	SBC		<p>Design/Permit Update:</p> <p>90% submission is scheduled to be submitted to the MSBA on 3/2/18. There will be a 3-4 week review period by the MSBA.</p> <p>MAAB hearing is scheduled for 2/26. There is potential for a site visit. There are 4 variances being requested</p> <ul style="list-style-type: none"> • Auditorium stair accessible path. • Gymnasium exit discharge level change • Walkway level change to future off site train platform • Walkway level change throughout the site <p>Tree Hearing: RK: we have done everything required by the city to this point. Because of the complexity of the project we will have one more hearing. We hope it is the last meeting and will please the board with our level of outreach.</p> <p>TC: Asked for the count of the # of trees coming down and being replaced.</p>

			<p>PMA: The city arborist and landscape architect are in agreement with the plan and are not super focused on the number of trees but more focused on the quality of the trees.</p> <p>Variances/Special Permits: Variance and special permits have been filed at the registry of deeds.</p> <p>MSBA – PMA has submitted the 60% response comments to the MSBA.</p>
			<p>Construction Update– SCCI: Modulares are still on schedule for April Vacation move in. Eversource is on site finishing their install. Waiting on the modular switchgear to complete modular electric install.</p>

Cost / Schedule

Item	Responsible	Due	Notes
09:11	PMA		<p>Project Schedule: Update 1/22/18 – 60% CD submission to the MSBA is scheduled for 12/8/17. Modular trailer will be set over Winter Break. 90% estimate set are due on 1/12/18. RFQ for trade contractor qualification is available on 1/24. The city posted the legal ad and posted the RFQ to COMMBUYS. ProjectDog will be hosting the RFQ.</p>
1/06:01	PMA	2/14/18	<p>Project Budget: 2/15/18: 90% estimates are reconciled, on budget 1/22/18: 90% estimates are due 2/14/18, there is an all-day review meeting at SMMA to review.</p>
3/14:06	City	2/15/18	<p>Historic Process: 2/15/18: NO UPDATE 1/22/18 RK: The MOA has been signed by the District, MHC and MSBA.MJR: Are we done with the Historic Preservation requirements? PMA : We are done with the paperwork. We have had exterior photos of the building taken for an online archive. MultiVista will be photo documenting the school over February vacation. On 3/24 – There is an open house of the vocation school as well as a Tour of the Existing building, it will be a fundraiser for the history club. MJR: Fedele Way is the name of the loop road in front of the High School, will the name be maintained? TP: There are no plans nor do we have authority to change the name of the loop road.</p>
1/22:02			<p>RFQ Selection Committee: 2/15/18: RFQ packages were received on Wednesday, 109 trade contractors submitted SOQ packages. There were 3 Terrazzo, 2 ACT and 1 elevator. All other trades had ample cover. There is no concern over lack of contractors.</p> <p>MJR: Asked if there is any local hiring programs.</p> <p>TP: Not currently.. Everyone who is qualified will get a fair shake at getting to work on the project. Any requirements which are requested to be included must be run through legal.</p>
1/22:04			<p>Future meetings: There is no need for the 2/26 meeting, it will be canceled. Due to scheduling conflicts the 3/26 meeting will be moved to 4:30PM.</p> <p>Future BC Meeting Dates: 2/26 – 5:30 CANCELED 3/26 – 4:30 4/23 – 5:30 5/15 – 5:30 RESCHEDULED</p>

	ALL	1/22/18	New Business -
2/15:01			<p>Plaques and Memorials – There is an opportunity to put plaques into the new building. SMMA will use a 3D walkthrough to give the committee a sense of the building and determine how to fill the building with monuments.</p> <p>TC: Would like see a subcommittee formed to 1) Deal with existing plaques 2) discuss future honorees.</p> <p>RK: asked that SMMA be cognizant of schedule and share deadlines of when decisions need to be made. TP: added to be cognizant of the cost as well.</p> <p>TC: Dedication bricks, will they be installed</p> <p>SMMA: yes, there are areas on the new landscape plans which include areas for relocated bricks.</p> <p>TC: stated that the bricks need to maintain a familial order.</p> <p>PMA: will document the order of bricks but cautioned against the cost of trying to reinstall the bricks in the same order.</p>
2/15:02			<p>MJR: Reminded the committee that they committee to have a community meeting in the spring.</p> <p>TP: Said that he and the project team will attend any community meeting they are requested to. The City and school information departments are meeting to schedule a joint meeting, RK to follow up.</p>
2/15:03	ALL	1/22/18	<p>Public Comment: Joel Bennett had 3 questions</p> <ol style="list-style-type: none"> 1) Will all of the spaces in the building be ADA compliant? If items are deficient, who is responsible? <ol style="list-style-type: none"> a. SMMA: yes everything will meet ADA/MAAB, and any variance must be in place before construction. Any deficient work must be corrected prior to opening, the designer of record is responsible. 2) The project team should have some coordination with the GLX team. <ol style="list-style-type: none"> a. RK: GLX meeting is meeting every 1-2 weeks with City, Designer, and OPM, we have a great working relationship with GLX. 3) The project should include single stream recycling, a dumpster and compactor. We should recycle stinky milk bottles. The committee should consider hand washing sinks in the lunch room. Any furniture in good condition should be reused.

Meeting Adjourned: Motion to Adjourn **M:MJR; S:NB** All For 6:23PM

The author of these minutes assumes, to the best of his or her knowledge, that the above content of these Meeting Minutes depict all that transpired during this Project meeting. All attendees are required to address by memo or via e-mail, any omissions, errors or inconsistencies in the reporting of these Meeting Minutes, to the writer, within two (2) business days of receipt of these Meeting Minutes.

Prepared By: Sean Burke, PMA Consultants

Signed: Sean Burke

Date: 3/01/18;

Somerville High School Building Committee

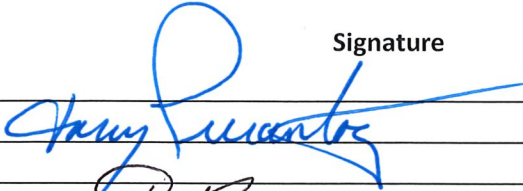
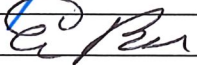
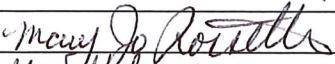



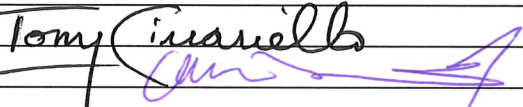

Meeting Sign in Sheet

PROJECT: Somerville HS



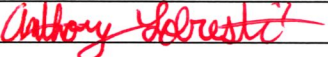
LOCATION: Somerville HS

MEETING DATE: February 15, 2018

Building Committee

	Signature
Mayor J. Curtatone	
Chair T. Pierantozzi	
Adda Santos	
Ed Bean	
Mary Skipper	
Mary-Jo Rossetti	
Max Nadeau	
Nelia Braga	
Rob King	
Stan Koty	
Tom Bent	
Tony Ciccariello	
Carrie Normand	
Leo DeSimone	
Sebastian Lagambina	
Almudena Abeyta	



OPM: PMA Consultants

Chris Carroll	
Chad Crittenden	
Sean Burke	
Walter Hartley	
Anthony Lopresti	


Architect: SMMA

Alex Pitkin	
Lorraine Finnegan	
Matt Rice	
Erin Prestileo	

CM: Suffolk

Chris Walenten	
Doreen Crowley	

Guests (please print):

Ed Nuzzo		
JOEL BENNETT		

City of Somerville, MA
Somerville High School

SOMERVILLE HIGH SCHOOL PROJECT

January 2018 – Monthly Status Report

Project: Somerville High School	Building Size: 377,406 SF	Phase 1 Completion:	August 2019
Current Phase: 90% Design	Project Budget: \$255,982,704	Phase 2 Completion:	August 2020
Construction Type: 78% New / 22% Reno	Design Enrollment: 1,590	Phase 3 Completion:	May 2021
Phase 1 Start: April 2018	Reimbursement Rate: 75.29%	Day 0 of 1134 to Ph.3 Substantial:	0%

BUDGET STATUS

Total Project Budget: \$255,982,704
Actual Costs Incurred to Date: \$12,297,509 (4.80%)

PROJECT STATUS

January 2018 Progress

- 90% Design Review by PMA, Suffolk, & WSP
- 90% Design Cost Estimate development by Suffolk and VJ Associates
- Subcontractors began Modular Classroom fit out Jan 2nd, 2018
- Request for Qualifications (RFQ) for Trade Bidders was issued on January 24th, 2018

February 2018 Forecasted Items

- Complete 90% Design Review by PMA, Suffolk, & WSP
- 90% Design Cost Estimate development/reconciliation by Suffolk and VJ Associates
- Develop Mass. School Building Authority (MSBA) 90% Drawing Report
- Subcontractors to continue Modular classroom fit out
- Began prequalification process for Trade Bidders that responded to the January 24th, 2018 RFQ posting

PROJECT NOTES

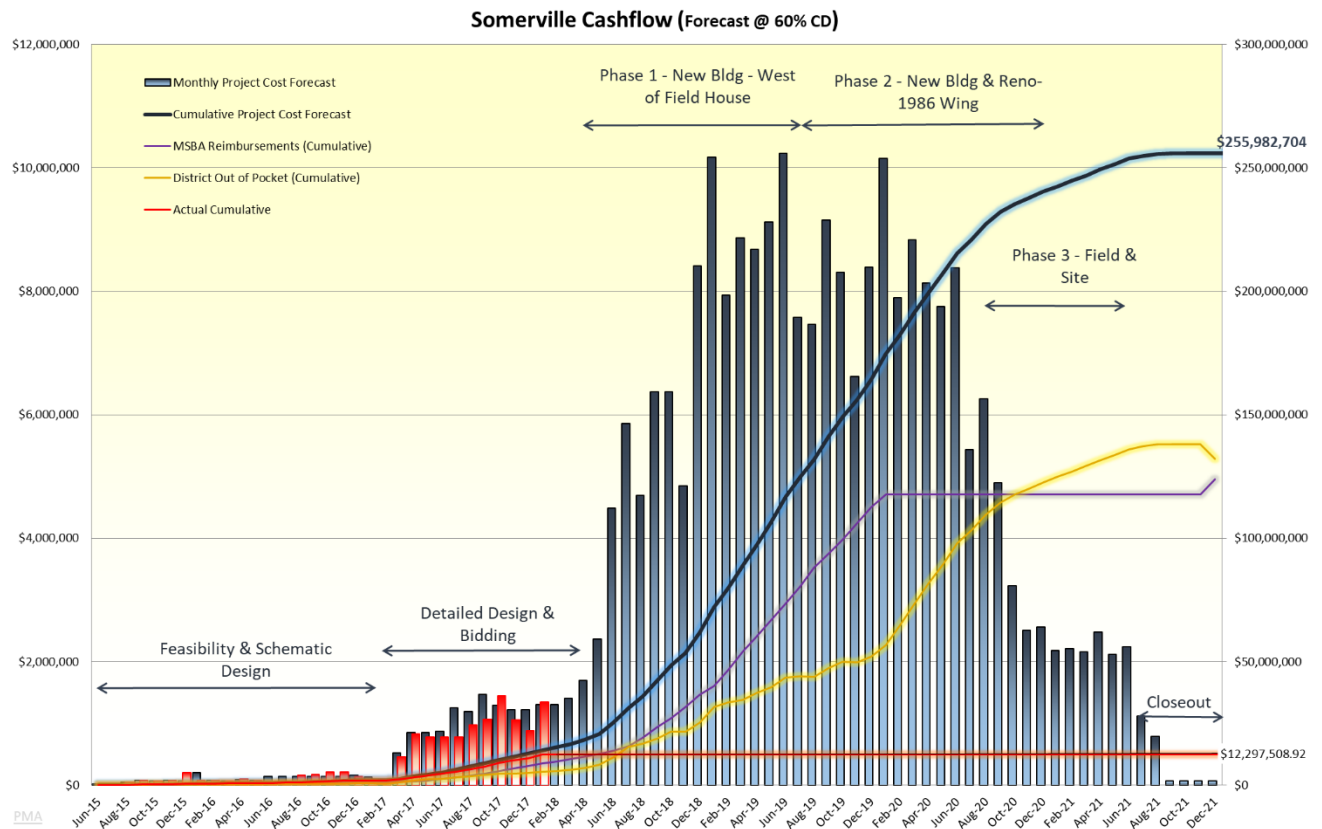
- Suffolk Construction has hired two interns from the SHS carpentry program to join the project team. They are working on the projects ProCore document control system and performing drawing takeoffs.
- SMMA, the project architect, has in the past and will continue to be involved in the ACE mentoring program. They will reach out for SHS student involvement.

MILESTONE DATES

Milestone Dates	Forecast	Actual	Status	Schedule Notes
Design Development - Submit to MSBA	01Sep17	01Sep17	√	Complete
60% Design – Submit to MSBA	08Dec17	08Dec17	√	Complete
Re-Mobilize Site Subcontractor for Modular CRs	11Dec17	11Dec17	√	Complete
Complete Modular Pad	22Dec17	22Dec17	√	Complete
Begin Delivery of Modular Classroom	27Dec17	26Dec17	√	Complete
Issue Request for Qualifications for Trade Bidders	24Jan18	24Jan18	√	Complete
90% Design – Submit to MSBA	02Mar18			On Target
Complete Interior Fit-out of Modular CRs	13Apr18			On Target
Vacate “C” Building – Occupy Modular Bldg	20Apr18			On Target
Close Drive Loop & Begin Phase 1 Demolition	23Apr18			On Target

City of Somerville, MA
Somerville High School

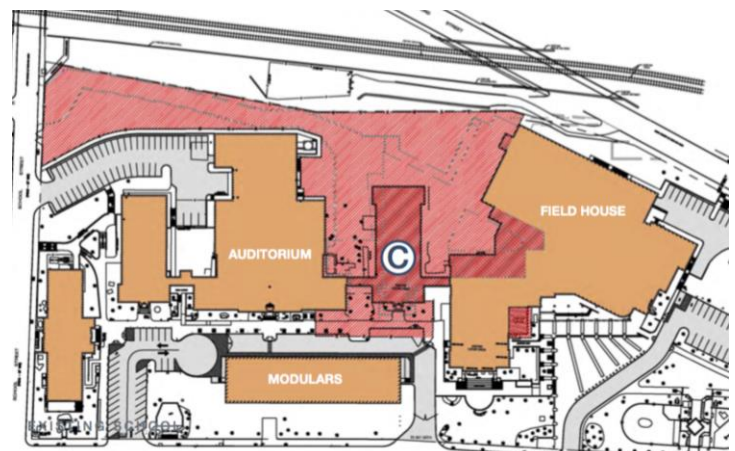
PROJECT CASHFLOW PROJECTION



**27Dec17 – 29Dec17 Modular Classrooms
(Installation)**

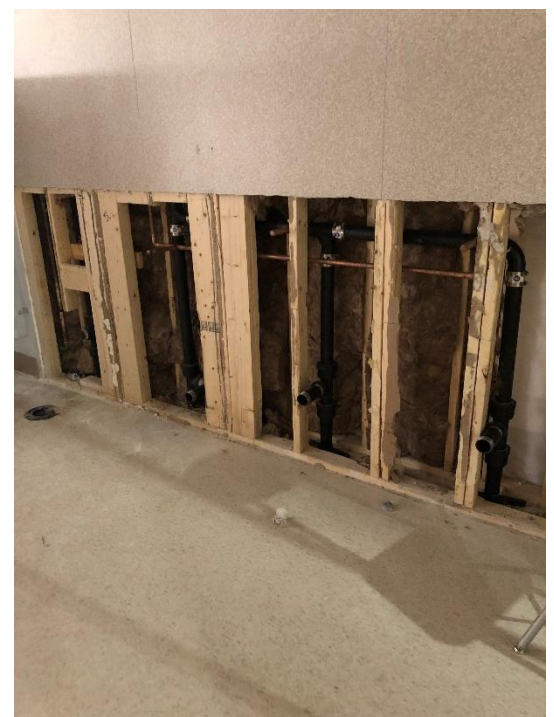
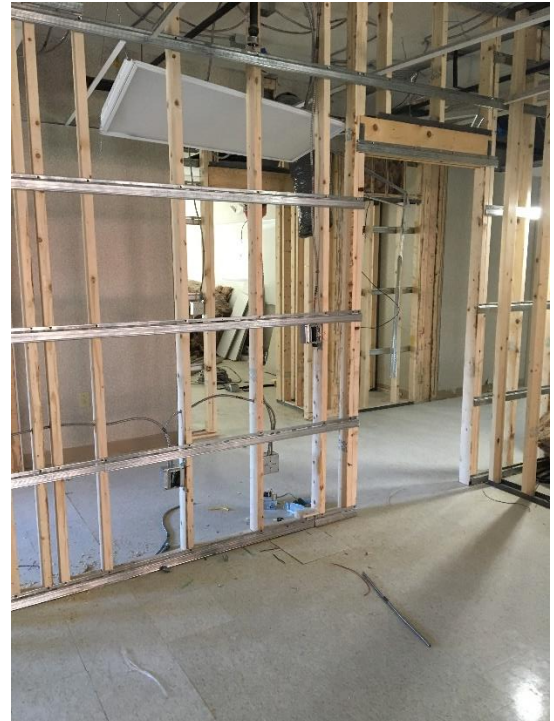


**April 16, 2018 – August 2019
Phase 1 Construction Limit of Work**



City of Somerville, MA
Somerville High School

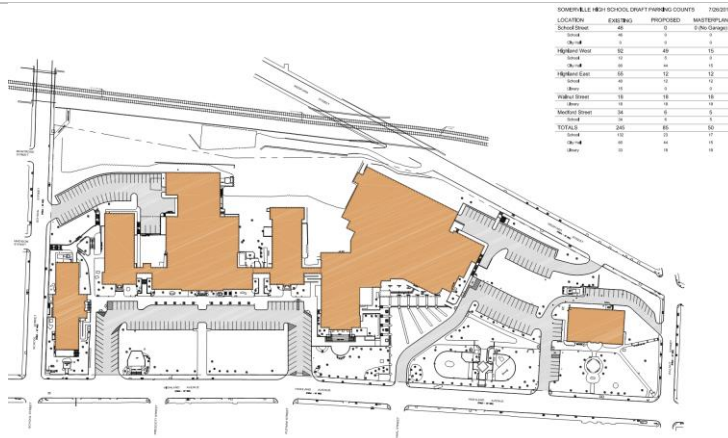
January 2018- Modular Classroom Fit Out



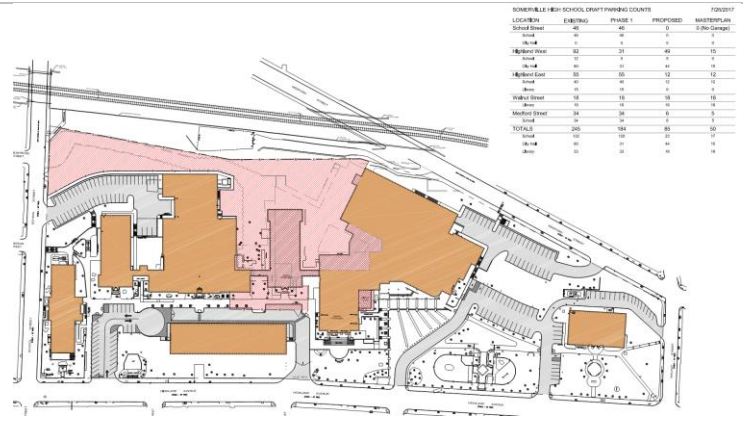
City of Somerville, MA
Somerville High School

CONSTRUCTION PHASING & LIMIT OF WORK BY PHASE

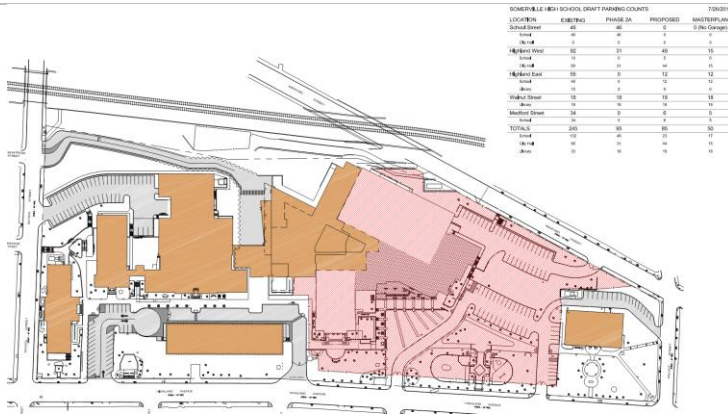
EXISTING CONDITION



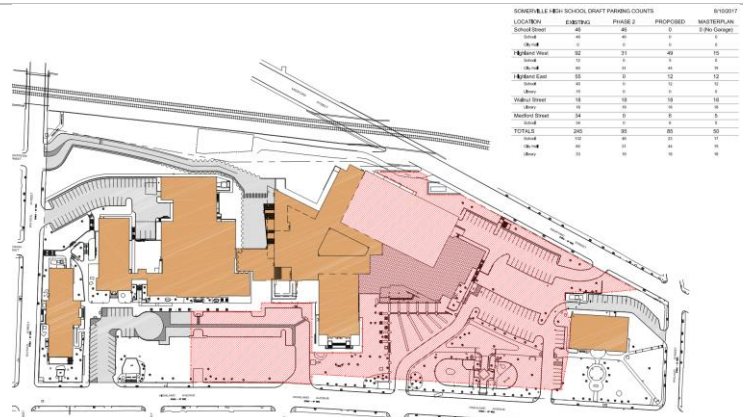
APRIL 2018 – COMMENCE PHASE 1 – NEW BLDG WEST



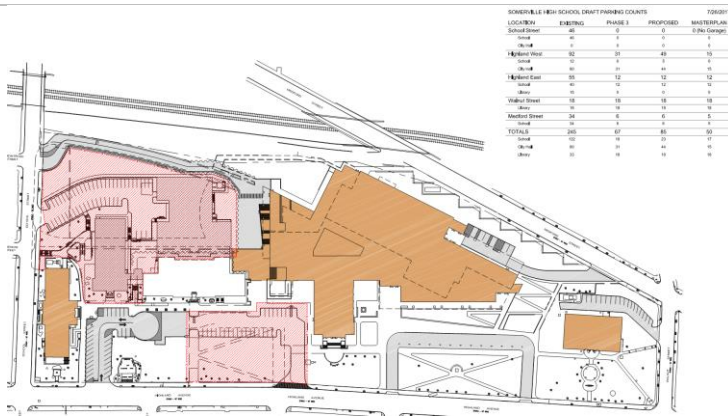
JUNE 2019 – COMMENCE PHASE 2 – NEW BLDG EAST



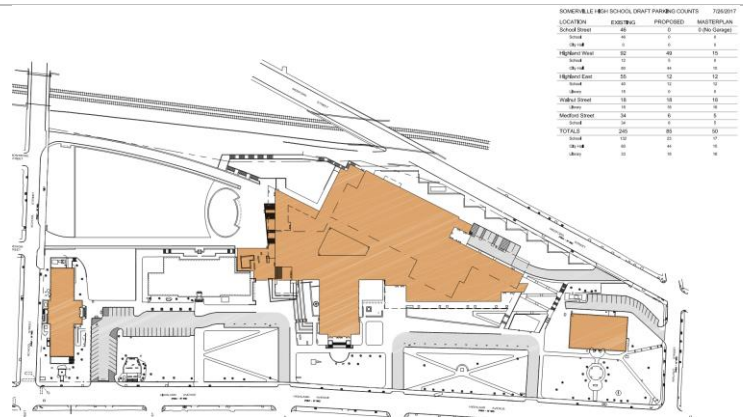
SUMMER 2019 – SITE IMPROVEMENTS & REMOVE MODS



JUNE 2020 – COMMENCE PHASE 3 – ATHLETIC FIELD



SUMMER 2021 – HIGH SCHOOL PROJECT COMPLETE



PROACTIVE MEASURES RELAVENT TO COMMUNITY INTERACTION DURING CONSTRUCTION



Conduct of Contractor Personnel:

All Construction Personnel must be CORI checked. The Contractor must establish and enforce rules as are appropriate to ensure the safety of the school programs and appropriate demeanor in the presences of the students, staff, parents and other visitors. Personnel must wear identification badges when on site. Workers are forbidden from intermingling with students or entering a school occupied area except with prior approval of the Owner.



Working Hours:

The Contractor is allowed to work on site between 7:00AM to 7:00PM Monday-Friday and between 9:00AM and 7:00PM on Saturdays. Work on Sunday and Legal Holidays is prohibited. Any deviation from this plan requires a request made by the contractor 72 hours in advance of the work being performed and the approval of the DPW Commissioner.



Use of site:

Site Work and Work outside the building may be performed while school is in session if it does not interfere with or impede school activities, including but not limited to arrivals and departures of students and staff, and outdoor athletic and play activities. Before performing work in any area that is immediately outside an occupied area of the building, the contractor must notify the Owner and obtain written authorization.

Any operations that would result in high levels of noise, vibration, odors or other disruption to the school must be coordinated to with school prior to the activity commencing. Any operation causing interruptions to the school activities will be stopped as required by the school. Prior to execution of the work, the contractor is required to submit a site utilization plan, weather protection and heating plan, dust containment plan, and traffic and hauling plan.



Existing Utility Interruptions:

Utilities serving the property are not allowed to be interrupted. When utilities connections need to be modified, temporary services must be provided and put in place to insure uninterrupted utility service to the school, unless otherwise approved by the Owner.



Indoor Air Quality

The contractor will develop and enforce procedures for preventing construction activities from creating unacceptable Indoor Air Quality within occupied areas. This includes use of dust protection, filters, containment, ventilation and negative air pressurization. The contractor is required to monitor work practices and have systems in place for early detection of potential Indoor Air Quality issues. The contractor is required to provide monthly monitoring of the building indoor air quality with additional monitoring required when construction operations generate higher levels of potential contaminants.



Noise Control

The contractor is required to develop and maintain a noise abatement program and enforce strict discipline over personnel to minimize noise. The must employ construction methods and equipment which reduce excess noise.